

**REDEVELOPMENT AUTHORITY OF THE CITY OF ALLENTOWN**

**City Hall, Suite 330  
435 Hamilton Street  
Allentown, PA 18101-1699  
Phone: 610-437-7733 • Fax: 610-437-7570**

**PROPOSAL PACKAGE**

**PROJECT:**

Acquisition and redevelopment of 1021 W. Turner Street, Allentown, PA

This parcel includes a 6,960 square foot, two-story building on a 20 foot by 230 square foot lot in the City's Old Allentown Historic District. While located in a Residential Medium/High Density Zoning District, the property was last used as a distribution warehouse.

**MINIMUM SALE PRICE:**

The property carries a minimum sale price of \$50,000.

**FOR ADDITIONAL INFORMATION CONTACT:**

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Redevelopment Authority of the City of Allentown  
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Allentown, PA 18101-1699  
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[beck-pooley@allentowncity.org](mailto:beck-pooley@allentowncity.org)

## INSTRUCTIONS TO DEVELOPERS

- A. The Redevelopment Authority of the City of Allentown (RACA) is seeking proposals for 1021 Turner Street. The primary objective of this offering is to secure a mixed-use project that complements current and encourages future revitalization efforts in the Old Allentown Historic District. (Please note: Proposals that include a letter of support from the Old Allentown Preservation Association (OAPA) will be considered more favorably than those that do not. OAPA is located at 147 N. 10<sup>th</sup> Street; Executive Director Marie Sincavage can be reached at 610-740-9919.)
- B. Be certain to include the signed statement appearing on page 11.
- C. Each proposal must consist of at least sections A through H.
- D. All submissions, including attachments, must be one-sided, 8 ½ by 11 (excluding maps, plans, sketches, or pre-existing brochures).
- E. Respondents must submit 10 copies of the proposal, including attachments.
- F. Proposal packages will be accepted by the Redevelopment Authority (City Hall, 435 Hamilton Street, Suite 330, Allentown, PA 18101) on an ongoing basis. Redevelopment Authority staff and board members will review all proposals and invite those submitting top-rated submissions to the Authority's Board Meeting (at 6pm on the first Tuesday of each month).

Section A: General Description of the Proposed Improvements.

1. Describe precisely what you plan to develop at the site (for example, residential units, professional offices, live/work space, retail space, etc.)

2. Upon completion, improvements will consist of the following:

NOTE: The City of Allentown Bureau of Building Standards and Safety must verify to the Redevelopment Authority that, upon project completion, any systems can reasonably be expected to function properly for a minimum of five years with no more than routine preventative maintenance.

3. Although RACA will require that the entire property conform to applicable housing, building and zoning codes, list those rehabilitation and/or improvement items you feel will substantially exceed the requirements of those codes.

4. Submit site plans and floor plans in reasonable detail so that RACA staff can determine the exact layout of exterior and interior space. Also include your plans (if applicable) for off-street parking.

5. Provide the estimated costs of the proposed work. These must be clearly itemized and totaled so that RACA staff can verify all figures.

6. Provide verifiable evidence of your financial capability to complete the proposed work, including exact sources of funds. (Examples include, but are not limited to, bank accounts, loan commitments, and irrevocable letters of credit.)

7. Provide an estimated construction schedule that will follow your signing a redeveloper's contract with the Redevelopment Authority. (Please be as detailed as possible.)

8. State your experience (list and describe prior and current projects).



9. List any services, loans, or grants you expect the City, RACA, or any public agency to provide.

10. Provide the cash sale price you are offering for this property.

## Section B: Examination of Proposals.

Submissions will be evaluated according to the following criteria:

- The development proposal adheres to all local, state and federal building standards, zoning ordinances, and land use requirements. (Note: If the proposed reuse requires zoning variances, please indicate that you have reached out to the Zoning Office. Barbara Nemith, Zoning Bureau Manager, can be reached at 610-437-7630 or [nemith@allentowncity.org](mailto:nemith@allentowncity.org).) (10 Points)
- The development proposal complements the surrounding neighborhood in terms of both uses and design. (20 Points)
- The development proposal includes a high quality and detailed pro forma as well as a detailed construction schedule. (10 Points)
- The developer has obtained or identified the financing required to develop the project. (15 Points)
- The developer has the development experience necessary to complete the project. (15 Points)
- The developer has received a letter of support from Old Allentown Preservation Association. (10 Points)

Please note that the award will not necessarily go to the “Highest Bidder.”

RACA will make proposal evaluations public after staff and Board Members receive and review submissions.

RACA reserves the right to negotiate with developers for better terms, reject any or all proposals (in all or in part), to waive any technicalities or informalities, to advertise for new proposals, or to proceed with work when its completion is in the best interest of RACA.

## STATEMENT OF PROPOSED DEVELOPER

1. Upon selection by the Redevelopment Authority, I/we agree to enter into negotiations with RACA to conclude in a Redeveloper's Contract ("Contract") in form and content satisfactory to RACA which Contract, among other terms and conditions, shall provide for revestment of title to the land and any improvements thereon to RACA, in case of failure of developer to satisfy any condition in said Contract with RACA. (NOTE: Normally, Redeveloper's Contracts are signed within 30 days of RACA approval of redeveloper.)
2. Upon selection by the Redevelopment Authority, I/we agree to deposit \$1,500 into an escrow account to cover the estimated legal fees related to the property's transfer. (All unspent funds will be returned to the developer.)
3. I/we agree not to seek any variances from the zoning, building, or housing codes of the City of Allentown without the expressed written permission of RACA.
4. I/we understand that after selection of the developer, RACA reserves the right to cancel its relationship with the proposed developer and not issue a Contract regardless of the amount of time, money, or energy the proposed developer has expended pursuant to this project.
5. I/we have examined the existing conditions at the project site and are fully informed as to the conditions and limitations of the project site. I/we may not at any time after the execution of the Contract make any claim against RACA based upon insufficient data or any incorrect assumptions on my/our part. I/we fully understand that the property is being sold "as-is" and "where-is."
6. I/we understand that RACA reserves the right to utilize a multitude of evaluation techniques, so that, although the offered price will be a consideration, the selected developer may not necessarily be the "highest bidder."
7. I/we agree to pay any and all real estate transfer taxes, reasonable attorney fees, costs of title insurance and recording fees that may be required pursuant to the transfer of this property from RACA to me/us.

### Developer Information

Organization: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Fax: \_\_\_\_\_

\_\_\_\_\_ Email: \_\_\_\_\_

Developer is a(n) \_\_\_\_\_ individual, \_\_\_\_\_ partnership, \_\_\_\_\_ corporation

I/we have read this Instruction Package and understand what is required by RACA in order to select a qualified developer for this project, and submit this Proposal this \_\_\_\_\_ day of

\_\_\_\_\_.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title